





## Celtic Close, Higham Ferrers

£300,000

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A desirable three storey semi-detached home which has been very well maintained by the current owners, and uniquely features a beautiful, larger than average south-facing garden. There is very well-appointed accommodation, comprising of a cloakroom/WC, kitchen, and separate living/dining room on the ground floor. There are two double bedrooms on the first floor along with a family bathroom, and on the second floor is the master bedroom together with a large walk-in wardrobe and ensuite shower room. To the front of the property is a driveway for two cars and a single garage to the side, and a large south-facing garden to the rear. The property itself is situated in a quiet cul-de-sac just off Linden Avenue, and is within easy walking distance to the local amenities and schools.

**Kitchen 12'0" x 6'2" (3.65m x 1.87m)**

**Living/Dining Room 16'9" x 12'11" (5.11m x 3.93m max.)**

**Bedroom Two 10'5" x 12'11" (3.18m x 3.93m max.)**

**Bedroom Three 10'2" x 12'11" (3.11m x 3.93m max.)**

**Bedroom One 12'5" x 12'11" (3.77m x 3.93m)**

**IMPORTANT:** Natasha Bryony Sales & Lettings for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony Sales & Lettings has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/bank statement. Thank you for your cooperation.





- Approximately 1,000 sq. ft
- Desirable cul-de-sac location
- Large south-facing rear garden
- Garage and off-road parking for 2 cars
- Three double bedrooms
- Walk-in wardrobe to master bedroom
- Ensuite shower room, family bathroom, and cloakroom/ WC
- Gas radiator central heating

